

CITY OF ROCKLIN PLANNING COMMISSION

A G E N D A

April 15, 2003

7:30 P.M.

**Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road**

(www.ci.rocklin.ca.us)

Citizens Addressing the Commission

Citizens may address the Planning Commission on any item on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Five-minute time limits may be placed on citizen comments.

Accommodating Those Individuals with Special Needs

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

Written Material Introduced Into the Record

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

Court Challenges

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code 365009)

Appeal Period

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

- 1. Meeting Called to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Commissioner Menth, Chairman
Commissioner Barber, Vice Chairman
Commissioner Coleman
Commissioner Sully
Commissioner Shirhall

- 4. Resolution of Appreciation for Ken O'Brien**

- 5. Minutes**

March 18, 2003

April 1, 2003

- 6. Correspondence**

- 7. Citizens Addressing the Commission on Non Agenda Items**

Scheduled Items:

- 8. ROCK CREEK, SUNSET WEST, LOT 42
GENERAL PLAN AMENDMENT, GPA-2001-01
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG-2001-03
CONDITIONAL USE PERMIT, U-2002-03
DESIGN REVIEW, DR-2002-09
BAKER-WILLIAMS ENGINEERING GROUP**

PUBLIC HEARING

An application to approve a General Plan Amendment and Rezoning (general development plan amendment) to allow for office/commercial development. The General Plan Amendment would change the land use designation of the property from Medium Density Residential (MDR) to Retail Commercial (RC). The General Development Plan Amendment would be an amendment to the Sunset West General Development Plan, and would create a Business Professional/Commercial (BP/Comm) zoning district that would include new development standards and a new list of permitted and conditionally permitted uses for the new zoning district. This new zoning district is requested to be applied on the subject property to replace the existing residential zoning (Planned Development – 5 units/acre)

The application also includes a request for a Conditional Use Permit and Design Review approval. The Conditional Use Permit entitlement is required to allow the development of a commercial cluster/shopping center and outdoor dining. The Design Review entitlement is required to allow construction of the proposed buildings, parking areas, and associated landscaping.

The physical development of the property would include construction of five buildings. Two buildings (buildings 3 and 4) would be approximately 3,500-4,500 square feet in size and would accommodate quick serve restaurants or a financial institution. Building one and two would be approximately 7,500 and 15,500 square feet respectively and would accommodate commercial uses. Building five would be approximately 12,000 square feet in size and would accommodate business professional/office related uses.

Access would be provided via two driveways on Sunset Boulevard and one on Park Drive.

The subject property is generally located west of the intersection of Sunset Boulevard and Park Drive. APN 365-010-014.

The property is zoned Planned Development – 5 units/acre (PD-5). The General Plan designation is Medium Density Residential (MDR).

A Mitigated Negative Declaration of Environmental Impacts has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration is available for review at the Planning Department Offices.

The applicant is Baker-Williams Engineering Group and the owner is RCC Properties, LLC.

Commission action: _____

- 9. ATLANTIS RESIDENTIAL DEVELOPMENT
DESIGN REVIEW, DR-2002-32
TENTATIVE SUBDIVISION MAP, SD-2002-06
GENERAL DEVELOPMENT PLAN, PDG-2002-04
OMNI-MEANS, LTD.**

PUBLIC HEARING

An application to approve a Tentative Subdivision Map, Design Review, and General Development Plan to allow the construction of a 53-unit condominium/townhome project, with associated, landscaping, parking and recreational facilities on 3.8 acres. The project site consists of 53 condominium lots, and three common interest lots. The General Development Plan is proposed to set forth the development standards for the project, including project density.

The subject property is generally located on the north side of Chalmette Court. APNs 016-210-012 & 016-240-045.

The property is currently zoned Planned Development – Residential (PD-R). The General Plan designation is Medium High Density Residential (MHDR).

A Mitigated Negative Declaration of Environmental Impacts has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration is available for review at the Planning Department Offices.

The applicant is Omni-Means, Ltd. The property owner is Avant Garde Development, LLC.

Commission Action: _____

**10. HIGHLANDS UNITS 3 & 4 MODIFICATION
TENTATIVE SUBDIVISION MAP, SD-92-01A
ELLIOTT HOMES, INC.**

**PUBLIC HEARING
(Cont'd from 4/1/03)**

An application to approve a modification to the Highlands tentative subdivision map (SD-92-01A) to create 3 lots for open space preservation and to modify the circulation pattern to provide a street connection north in to the proposed Vista Oaks subdivision.

The subject property is generally located westerly of Ballantrae Way. APN# 046-020-032, 063.

A review of this project pursuant to the California Environmental Quality Act (CEQA) has determined that the potential impacts of this project were adequately addressed in the Environmental Impact Report previously certified for the Highlands development (City Council Resolution No. 95-262).

The applicant and the property owner is Elliott Homes, Inc.

Commission Action: _____

11. Discussion

A) City Council Action – April 8, 2003

12. Adjournment